

**Pre App Meeting for 275 North Washington Street
July 30, 2012**

29 residents in attendance, 5 reps from JBG

1) Overview of 275 North Washington St. Proposal

- JBG is currently talking to everyone with property in the area but is focused on 275 North Washington Street.
- Property that is included in the pre-application is on 1 acre, 25,000 sq ft.
- Building is 2 stories tall, in line with Town Center development plans.
- Will be a street facing building with entrances on North Washington St
- It will include ground floor retail. Bank of America wants to stay, JBG does not yet know where they will place BoA but want to move this along as quickly as possible so that they can provide BoA with a place after their lease is up
- It will be a “green” building

Questions Raised:

- How does this fit into Master Plan?
 - Can’t discuss most of it since plans are not set, but some Master Plan components are there, like road alignment , it is consistent with Town Square or is an extension of Town Square
 - Have been, and will continue working with Public Works to discuss road extensions, where money will come from etc. Upcoming meeting with PW to discuss.
- What about open space?
 - JBG has been working with Chris Henry to talk about this concept, but too early to know what kind of open space it will be. There is an understanding that it should be something that benefits all residents
- Can JBG look into maintaining 275 North Washington now, since it has trash all over the place and looks very unkempt?
 - JBG reps said they would look into that.

2) Other Portions of Phase 2

- The whole area surrounding the old Giant site is made up of multiple owners.
- JBG is thinking about the other parts of the Phase II area, but not sure yet what they can get to make a home there
- Believe in long term, Phase II needs to be developed in an organic way, no public sector investment, this is “what we can do right now”, the other pieces will fall into place over a period of time, incrementally.
- JBG is not yet ready to discuss the potential senior housing portion of the property.
- Fire station is bit more difficult to relocate because of all restrictions they have

Questions Raised:

- What are other possible uses? What about the APFO?

- In Tony's perspective, building multi-family units is best for over-crowded schools because multi-family apartments generate fewer kids going to the local schools. But because of APFO, options are limited for that space.

3) Timeline

- Hope all is approved by the end of this year by City, need to start breaking ground by summer of 2013, because B of A needs to be relocated by 2014.

Meeting concluded at 8:30pm.